



CITY OF MORGAN HILL

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

PLANNING COMMISSION MEETING MINUTES

SPECIAL MEETING

MAY 15, 2001

PRESENT: Kennett, McMahon, Mueller, Pinion, Ridner,

ABSENT: Lyle, Sullivan

LATE: None

STAFF: Community Development Director (CDD) Bischoff and Minutes Clerk Johnson.

SPECIAL MEETING

Chair Kennett called the meeting to order at 7.00 p.m.

DECLARATION OF POSTING OF AGENDA

Minutes Clerk Johnson certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Kennett opened the public hearing.

There being none present who wished to address the Commission, the public hearing was closed.

OLD BUSINESS:

1. GPA-98-02/

This proposal involves a comprehensive update of the City's general plan. The Update

ZA-01-06: CITY OF MH-GENERAL PLAN UPDATE & REZONINGS involves reorganization and revisions to all but the Housing element of the existing General Plan. The update also includes a series of General Plan land use designation changes and rezonings. A draft Master Environmental Impact Report (EIR) has been prepared to evaluate the potential environmental consequences of the proposed Update to the City's General Plan and associated rezonings.

CDD Bischoff gave the staff report by indicating this was a continuation from the hearing held April 17, 2001. He said the information packets which provided staff recommendations had been distributed, along with correspondence received. Tonight's meeting, CDD Bischoff disclosed, would be to receive public comment, as well as Commissioner's views, on the Draft General Plan (DGP) Update and Rezoning. He also announced the inclusion of a supplemental memo, which included correction of errors, changes and addition to policies and actions, as well as urban growth boundary amendments, and several petitions regarding (proposed) zoning into the agenda.

The Commissioners asked questions of CDD Bischoff regarding language in the Draft General Plan. CDD Bischoff responded to issues of arrangements with Santa Clara County when there appeared to be conflicting authority in the DGP, the issue of trailer parks, and multi-family residential placement.

Chair Kennett opened the public hearing.

Dennis Fuller, 765 St. Timothy Place, spoke to the Commissioners regarding concerns in the Juan Hernandez area. He read from the General Plan, citing language he said indicated conflict between buffered zones, a recently placed elementary school, and the campus industrial zoning. He spoke of fears of increased (transient) traffic, safety, indicating the campus industrial zoning appears to be "a little blip in the middle of nowhere".

Ron Martin, 14633 Palomino Dr, San Jose, indicated he would probably be better served in obtaining answers to his questions by speaking with personnel in the planning office. Commissioners urged him to seek the assistance he indicated he wished to obtain.

Don Matthews, 758 St. Timothy Place, thanked the Commissioners for their time, indicating he concurred with the first speaker (Dennis Fuller).

Rocke Garcia and Ruhir Barry, both listing the address 100 E. 3rd St., spoke on a specific parcel of 70 (+/-) acres located in the Madrone area. They were urged to begin the process of the Measure P application with which they indicated agreement, to deal with the property, including specific zoning on differing facets of the property.

Sara Colby, 1090 West Edmundson, asked to have her property included in the Urban Growth Boundary.

Scott Schilling, 16060 Caputo Dr., #160, asked for specific zone change for an area which he is working to develop. He explained that if the property near the railroad track(s) could be

rezoned from R2/3500 to R3, multi-family medium, it would, in his opinion, be a better project. Commissioners agreed that this presented good possibilities for accomplishment.

Stu Nuttall, 630 San Pedro Ave., indicated support for the views of the first speaker (Dennis Fuller), stating it might be a good time to “rethink a good idea”.

Jessie Garibaldi, 1726 Briarwood Dr., received clarification of present and proposed zoning (unchanged) for property which she indicated to the Commission on the delineated map being shown on the overhead. Zoning for the property, which Ms. Garibaldi said is located between the mushroom farm and a commercial property is R-1 7000.

Virginia Acton, P.O. Box 575, asked if property she owns, west of City Hall, might be rezoned from open space to residential. She indicated to the Commissioners that the parcel is 20 acres and the lower five acres should receive a different zoning designation.

There being no others to address the Commissioners at this time, Chair Kennett closed the public hearing.

Discussion ensued with all Commissioners present engaging. CDD Bischoff provided information as requested by Commissioners regarding the Correction of Errors which had been presented to all Commissioners. Consensus was reached agreeing with and accepting the presented Correction of Errors.

In the matter of coordination and agreement with like-efforts of the City and County for compatibility and enforcement (Policy 4 A; Policy 4 B, and Action 5.4), Commissioners agreed to modify the language to support County efforts.

At the request of Commission Mueller, CDD Bischoff said the issues of Policy 7f and 8c would be studied by staff and returned for action by the Commissioners at the May 29 meeting.

Regarding Policy 8c, Commissioner Mueller stated it is important not to “lump” schools into one category, but clearly delineate zoning for elementary, middle, high, and four-year schools.

Regarding Action 9.8, Commissioners reminded that discussion had been entered into previously with a suggestion resulting of assigning date-certain for identification of era houses important to the City.

CDD Bischoff asked the Commissioners for clarification regarding Policy 2a. It was ascertained that the desire of City leaders to obtain high-end employment for City residents would cause targeted employers to be encouraged to relocate/begin businesses in the City’s industrial and commercial areas.

The Commissioners further engaged in discussion regarding

- greenbelt location

- 20-year projections from economic studies size (amounts) and locations of

- industrial zoning
- language refinement regarding traffic proposals through the downtown and arterial streets of the City
- Urban Growth Boundary (UGB) designation/overlays [Commissioners discussions centered on recent actions by Santa Clara County which are believed to have an impact on UGBs]

By consensus, the Commissioners accepted the Area 13 proposal presented by staff, noting the property is within the City's limits and has no development potential.

Residents concerns in the Juan Hernandez Drive area caused discussion, with CDD Bischoff offering explanation of the zoning, also noting the uses in the surrounding area. Commissioner McMahon provided insight into the discussion by the General Plan Task Force regarding the area. Commissioners agreed, following discussion, they will further discuss the issue at the May 29 meeting for recommendation to the City Council. There was considerable discussion of the uses in the campus industrial (zoning) designation which appears to be the cause of alarm among residents in the area.

In the Changes and Additions to Policies and Actions, Commissioners noted that, due to the absence of some members this evening, those items of concern will be dealt with at the meeting of May 29.

With the Commissioners pursuing discussion regarding the Urban Growth Boundary Amendment, CDD Bischoff called attention to Areas 3 and 4, saying these were "housekeeping items" and the need to deal with them was discretionary to the Commissioners. He said staff had called attention to these two areas, one located on the south side of Edmundson Avenue, west of Sunnyside Avenue; the other located on the east and west sides of Monterey Road, south of Watsonville Road. CDD Bischoff said policies in the Draft General Plan suggest that the Urban Growth Boundary should include an inventory of approximately twenty years of vacant land for future urbanization. Staff does recommend that in order to establish consistency within the GP, these two areas be included within the UGB.

Fredric Domino, PO Box 5, was present and requested to have the public hearing reopened.

With agreement of the Commissioners present, Chair Kennett opened the public hearing.

Mr. Domino repeated his request presented at the April 17 meeting to have his property included in the UGB. While Commissioners expressed concern that extension of City infrastructure services required for development might be years in occurring, they agreed that because of prior expectations afforded the property owner, the matter would be considered.

Joe Gilman (no address given) addressed the Commissioners, stating he supported including Area 4 and Mr. Domino's property into the UGB.

The public hearing was closed.

Commissioners discussed the several proposals before them this date. At the suggestion of CDD Bischoff, Commissioners indicated intent to personally view the sites at differing times, believing this would be beneficial to the decision-making processes.

CDD Bischoff called attention to the area east of Highway 101 and Murphy Avenue which has been identified for industrial designation. He also noted that written comments have been received from Commissioner Lyle and those requiring policy-change discussion will be brought to the May 29 meeting.

ANNOUNCEMENTS:

None

ADJOURNMENT: There being no further business, Chair Kennett declared the meeting closed at 9:02 p.m.

MINUTES RECORDED AND PREPARED BY:

JUDI H. JOHNSON

Minutes Clerk